

# 110-112 Glengate

KIRRIEMUIR, DD8 4JG



*Outstanding home of merit with five bedrooms and a view to enjoy from the covered veranda*



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Part exchange is available for this dream home in walk-in condition. We are delighted to introduce this immaculate, beautifully presented five bedroom-bedroom home that is in move-in condition. Conveniently located for all local amenities, Glengate is a popular residential area of the Town. The view over Kirrie Glen from the balcony/veranda will enthrall.

# THE LOUNGE



Freshly decorated, this home is ready to walk into with accommodation over two floors comprising, on the ground floor - entrance hall, lounge, studio, open plan kitchen/dining room/family room, utility room, two bedrooms and bathroom with WC.

The lounge benefits from a bay window with French doors leading out to the veranda. This public room enjoys the benefit of an open fire and built-in cocktail cabinet.

# THE KITCHEN/DINER



The kitchen is modern with contemporary décor in a country style. This room is spacious, comfortable and bright with dedicated space for dining and family time. Bi-fold doors add to the enjoyment of the space that is flooded with natural daylight as they glide open and extend the living space into the covered veranda. This is a space the lucky buyer will make much use of. The views are outstanding, whatever the weather.





# THE SITTING ROOM/STUDIO



The sitting room is currently well employed as a crafting studio but this spacious public room is very adaptable to family requirements. On the ground floor are also two bedrooms and a bathroom with a shower over the bath with a glazed screen, stylish wash hand basin and toilet. On the ground floor is also the utility room.

# BEDROOM 3 & 4



# THE BATHROOM



On the first floor - A carpeted staircase turns and rises to the upper floor. There are three bedrooms, two with en-suite shower rooms. The master bedroom has been designed to include a dressing area.

Internally the accommodation is in excellent decorative order throughout. Beautifully presented with more than a touch of warmth, this home is sure to please.

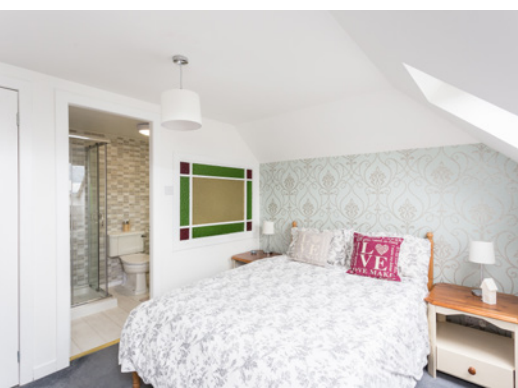


# THE MASTER BEDROOM





# BEDROOM 2



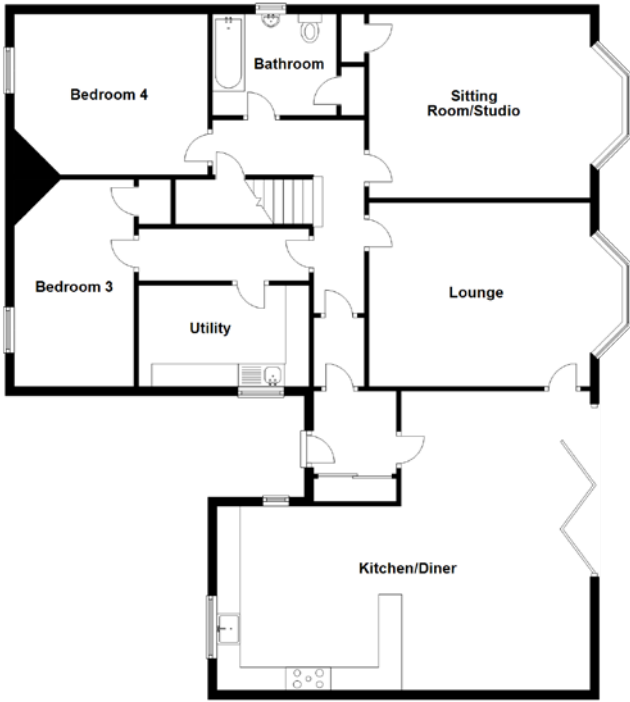
Externally, the gardens are neat and well laid making the most of the space. The veranda offers shelter on two levels and the garden is laid into interesting sections with a mix of grassed areas and gravel. One of the big bonuses of this home is the full height basement offering an opportunity for everything from a playroom or a man cave through to a store. The front of the house offers a small garden and a monobloc drive for off-road parking.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

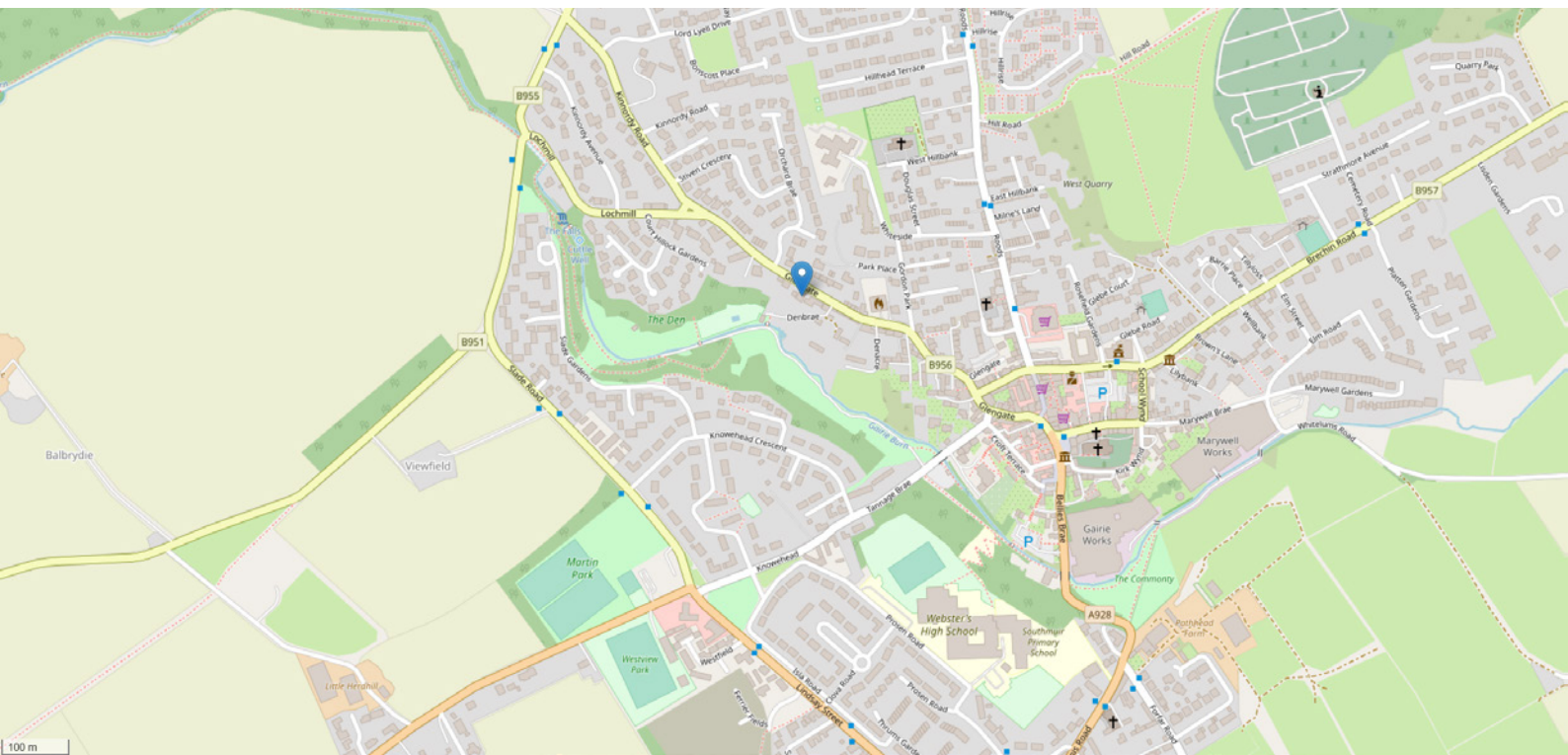


Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 4.00m (13'1")
Kitchen/Diner	8.10m (26'7") x 6.50m (21'4")
Sitting Room/Studio	4.80m (15'9") x 4.00m (13'1")
Utility	3.70m (12'2") x 2.20m (7'3")
Bedroom 3	4.50m (14'9") x 2.60m (8'6")
Bedroom 4	4.20m (13'9") x 3.40m (11'2")
Bathroom	2.70m (8'10") x 2.20m (7'3")

Master Bedroom	5.90m (19'4") x 4.00m (13'1")
En-suite	2.60m (8'6") x 2.40m (7'10")
Bedroom 2	3.80m (12'6") x 2.60m (8'6")
En-suite	2.29m (7'6") x 1.50m (4'11")
Bedroom 5	3.80m (12'6") x 2.40m (7'10")
Workshop	7.80m (25'7") x 4.40m (14'5")

Gross internal floor area (m<sup>2</sup>): 226m<sup>2</sup>  
EPC Rating: C



# THE LOCATION

Glengate is located in the heart of Kirriemuir and is situated within close proximity to local schools, shops, the town centre, woodland walks and the golf course. The house itself is only a 2 minute walk from the Kirrie Den, which has an enclosed playpark, a bandstand and lovely dog walks.





Kirriemuir itself is ideally placed for easy access to the nearby Angus Glens plus the cities of Dundee, Perth and Aberdeen. All local amenities and services are nearby. The town offers a broad cross-section of social, leisure and consumer facilities and is popular with commuters providing convenient access to the Dundee Aberdeen A90 dual carriageway that connects to major routes North and South. A charming town with winding narrow streets, Kirriemuir - 'Gateway to the Glens' - makes a captivating base for living in and exploring the beautiful braes of Angus. Kirriemuir sits approximately 5 miles north of Forfar and her most famous son was the author JM Barrie, the creator of Peter Pan. Barrie gifted a camera obscura to the people of the town from which you can enjoy stunning panoramic views of the surrounding countryside. Birdwatchers will enjoy a visit to the nearby Royal Society for the Protection of Birds (RSPB) reserve at Loch of Kinnordy, home to many wetland birds. Glamis Castle is on the "doorstep" so plenty to keep you occupied. With excellent schools and sports and leisure facilities, Kirrie is a great place to raise a family.



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